

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 165

CASE NO. 76-20

June 28, 1977

Pursuant to notice, a public hearing of the District of Columbia Zoning Commission was held on March 7 and 28, 1977. At this hearing the Commission considered an application by Margaret D. Stadtler for an amendment to the Zoning Map of the District of Columbia.

### FINDINGS OF FACT

1. The applicant is requesting a Map change from the R-1-B to C-1 for Lots 42 and 823 in Square 1417, premises located at the southern corner of the intersection of MacArthur Boulevard and Arizona Avenue, N.W.
2. The proposed site comprises approximately 18,615 square feet, and is undeveloped.
3. The site is bordered on the north by MacArthur Boulevard, on the west by Arizona Avenue, on the south by five developed lots (Lots 41, 805, 829, 803 and 14) and on the east by two undeveloped lots (Lots 822 and 821).
4. The subject site is depressed below the grades of both MacArthur Boulevard and Arizona Avenue as follows: measured from the top of the concrete curb at MacArthur Boulevard to the rear of the property line, the site slopes towards Sherrier Place a maximum of nineteen (19) feet and a minimum of fifteen (15) feet; in addition, there is an immediate "drop-off" of approximately 13 to 15 feet from the public right-of-way along MacArthur Boulevard to the property line of the subject property (Lot 42) and a similar "drop-off" of approximately 13 to 6 feet from the right-of-way along Arizona Avenue to the property line of the subject property.
5. The site is located on, and served by, two major arterials.

6. The north side of MacArthur Boulevard is zoned C-1 from Dana Place to Arizona Avenue, across the street from the subject property. The south side of MacArthur Boulevard is zoned C-1 from Dana Place to Edmunds Place, less than one block from the subject property.
7. There are no vacant lots in the existing C-1 zoning district described above.
8. The proposed rezoning to C-1 will enable the National Permanent Federal Savings and Loan Association to relocate its offices now located across MacArthur Boulevard in the Commet Building to the subject site. The applicant's wish to erect a new building for the Savings and Loan containing approximately 5,500 square feet of service and office space, to occupy approximately 39% of the site.
9. The applicant has been providing a variety of financial services to the neighborhood residents at the existing location across MacArthur Boulevard. This activity in the past has not had an adverse effect on the surrounding residential area.
10. The intersection of MacArthur Boulevard and Arizona Avenue has a 24-hour average weekday volume of 20,000 vehicles and is currently operating twenty to thirty percent (20-30%) below traffic capacity. The proposed development would have a negligible impact on the street capacity.
11. The present Savings and Loan facility has inadequate parking for customers and employees.
12. Advisory Neighborhood Commission - 3D does not support the requested Zoning Map Amendment.
13. The National Capital Planning Commission reported that the Zoning Map Amendment would not be inconsistent with the Comprehensive Plan for the National Capital and would not have a negative impact on the interests or functions of the Federal establishment.

#### CONCLUSIONS OF LAW


1. Detached single-family residential development under R-1-B zoning is infeasable and unlikely due to the following site conditions:
  - a. It's location at the intersection of two heavily traveled arterial roads,
  - b. It's location directly across the street from commercial development, and

- c. The unusually high site development costs relating to the topography of the site.
2. Commercial uses within the C-1 District regulations would be compatible with the existing neighborhood commercial development and would not have an adverse effect on the surrounding residential development.
3. This rezoning will promote orderly development in conformity with the entirety of the District of Columbia Zoning Plan as embodied in the Zoning Regulations and Map of the District of Columbia.
4. This action is in accordance with the Zoning Act (Act of June 20, 1938, 52 stat. 797) by furthering the general public welfare and will serve to stabilize and improve the area.

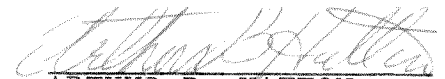
DECISION

In consideration of the Findings and Conclusions herein, the Commission Orders ADOPTION of the following amendment to the Zoning Map:

Change from R-1-B to C-1, Lots 42 and 823 in Square 1417, at the intersection of MacArthur Boulevard and Arizona Avenue, N.W.



THEODORE F. MARIANI  
Chairman



ARTHUR B. HATTON  
Executive Secretary